



# CINDERFORD

Guide price **£425,000**



# 31 DOCKHAM ROAD

Cinderford, Gloucestershire GL14 2BG



Detached four bedroom home  
Off road parking & enclosed garden  
Popular area location

This exceptionally well-presented detached property is situated in the popular area of Littledean Hill Road, offering spectacular, far-reaching views of the Severn Estuary and beyond.



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£425,000



### KEY FEATURES

- Detached four bedroom house
- Beautifully presented & modern throughout
- Spacious accommodation
- Integrated appliances
- Ample off road parking
- Large enclosed rear garden



# STEP INSIDE



The ground floor features an entrance hallway, an open-plan fitted kitchen with built-in appliances, a dining area open to a spacious living room with twin doors leading to an enclosed private rear garden, a utility room, and a separate cloakroom. Throughout the ground floor, you'll find wood-effect laminate flooring and oak internal doors.

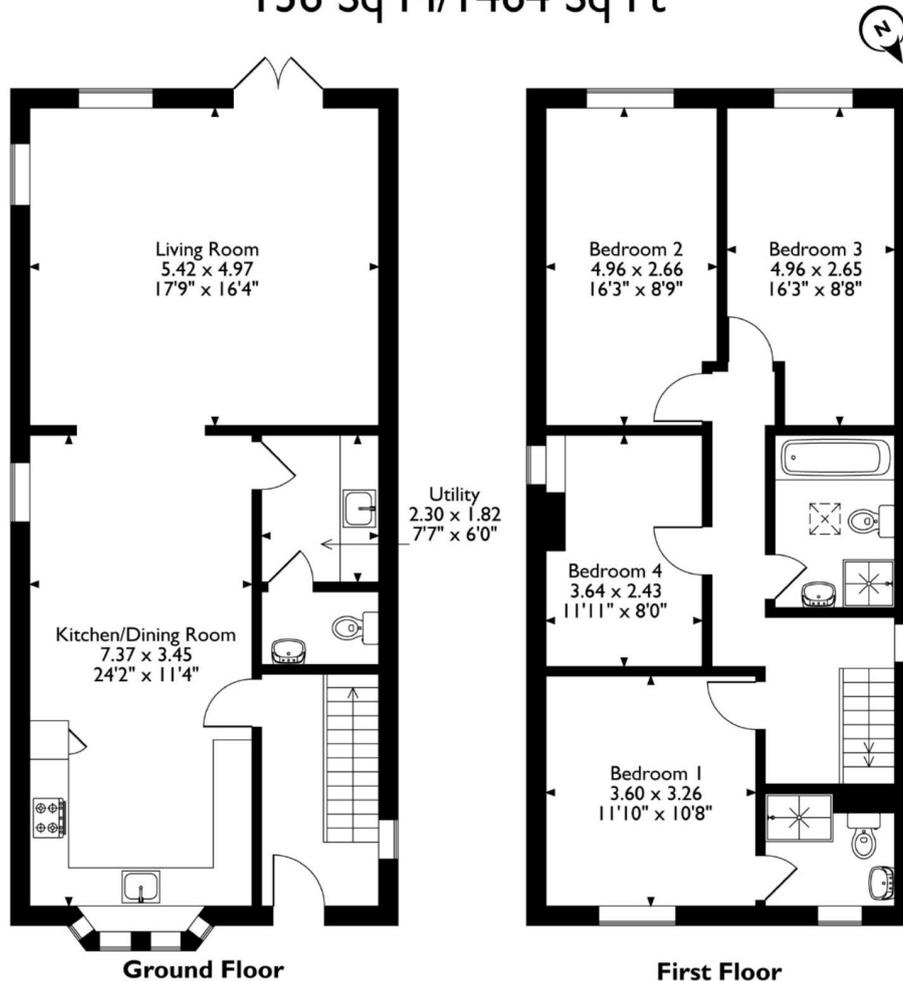
On the first floor, the master bedroom includes an en-suite shower room. There are three further bedrooms and a family bathroom with a four-piece white suite. The front of the property boasts a driveway providing parking for numerous vehicles.

Having been completely renovated and extended, the property now includes a new central heating system, boiler, electrics, windows, and doors. The entrance hallway, accessed via a composite door, features a double-glazed window to the side aspect, laminate flooring, stairs to the first floor, an under-stairs recess, a radiator, and a part-glazed door leading to the open-plan kitchen/dining area and living room.

The modern fitted kitchen comes with matching wall and base cabinets, a sink unit, an integrated dishwasher, an electric oven, an induction hob, an extractor, and a fridge and freezer. A double-glazed bay window to the front aspect, laminate flooring, and downlighting complete the kitchen.

The dining area includes a double-glazed window to the side aspect, laminate flooring, a radiator, an opening to the living room, and a part-glazed door to the utility room. The utility room offers a sink unit, space and plumbing for a washing machine and tumble dryer, laminate flooring, an extractor fan, a radiator, a Worcester boiler, and a door to the downstairs cloakroom. The cloakroom features a low-level WC, a vanity wash hand basin with a tiled splashback, an extractor fan, laminate flooring, and a radiator.

## Approximate Gross Internal Area 136 Sq M / 1464 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The spacious and light living room boasts double-glazed windows to the side and rear aspects, French doors to the rear garden, laminate flooring, and two radiators. The first-floor landing includes a double-glazed window to the side aspect, access to loft space, and a radiator. The principal bedroom offers a double-glazed window to the front aspect and a radiator. The en-suite shower room comprises a twin shower unit with a rain shower, a low-level WC, a vanity wash hand basin, a towel radiator, partially tiled walls and floor, a double-glazed window to the front aspect, and an extractor fan.

Bedroom two includes a double-glazed window to the rear aspect and a radiator. Bedroom three features a double-glazed window to the side aspect and a radiator. Bedroom four includes a double-glazed window to the rear aspect and a radiator.

The family bathroom features a white four-piece suite, including a bath, a quadrant shower cubicle with a rain shower, a low-level WC, a vanity wash hand basin, a towel radiator, a skylight, an extractor fan, and partially tiled walls and floor.

# STEP OUTSIDE



Outside, the front offers off-road parking and side-gated access to the rear garden. The rear garden is a level lawn, fully enclosed by wood panel fencing, and includes a garden shed.

## INFORMATION

Postcode: GL14 2BG

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From Cinderford High Street, Head south on High St/A4151 towards Mountjoy's Lane and go through one roundabout, turn left onto St Annal's Road from St Annal's Road turns slightly right and becomes Dockham Road Destination will be on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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